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CROSS-COLLATERALIZATION AND CROSS DEFAULT AGREEMENT

Doc#: 1609249103 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2016 03:38 PM Pg: 1 of 8

Doc#: Fee: \$16.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2016 03:39 PM Pg: 0

THIS CROSS-COLLATERALIZATION AND CROSS-DEFAULT AGREEMENT, made and entered into by and between, GIUSEPPI CANGELOSI (Collectively "Borrowers"); and FNBC BANK & TRUST, SUCCESSOR IN INTEREST TO STATE BANK OF ILLINOIS ("Lender").

RECITALS

- A. Prior to the execution of this Agreement, Borrowers have the following outstanding loans with Lender:

<u>FNBC Loan#</u>	<u>Commitment Amount</u>	<u>Principal Balance (as of 3/10/2016)</u>
***450-4	N/A	\$ 71,284.69

Said loans shall be collectively referred to as "the Pre-existing Loans."

- B. Borrowers and Lender have pledged the following property as collateral for the Pre-existing Loans.

310 NASSAU STREET, PARK FOREST, IL 60466
4756 WEST 75TH PLACE, COUNTRY CLUB HILLS, IL 60478
317 BLACKHAWK DRIVE, PARK FOREST, IL 60466
514 HICKOK AVENUE, UNIVERSITY PARK, IL 60466

(all as more fully described on Exhibit A hereto)

- C. Borrowers acknowledge that the loan documents for each and every one of the loans listed in "the Pre-Existing Loans" contain language providing that any act of default on one loan shall be an event of default on all other loans listed in paragraph A above.
- D. Borrowers acknowledge that the loan documents for each and every one of the loans listed in "the Pre-Existing Loans" contain language providing that any collateral pledged to secure one loan shall also serve as collateral for each and every other loan made by Borrowers, to Lender.
- E. That contemporaneously with the execution of this agreement, Lender, at the request of Borrower, is extending the following additional loans/credit to Borrower:

- 1) Loan of \$538,041.00, secured in part by the following parcels of real estate:

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267 SOMONAUK STREET, PARK FOREST, IL 60466
4204 CLARK DRIVE, RICHTON PARK IL 60471
4709 SALEM COURT, RICHTON PARK, IL 60471
18145 RAVISLOE TERRACE, COUNTRY CLUB HILLS, IL 60478
21615 MERRILL , SAUK VILLAGE, IL 60411
310 NASSAU STREET, PARK FOREST, IL 60466
4756 WEST 75TH PLACE, COUNTRY CLUB HILLS, IL 60478
317 BLACKHAWK DRIVE, PARK FOREST, IL 60466
514 HICKOK AVENUE, UNIVERSITY PARK, IL 60466
8752 WEST SURREY PARK, PALOS HILLS, IL 60465

(as more fully described on "Exhibit B" attached hereto)

2) Loan of \$60,700.00, secured in part by the following parcels of real estate

8752 WEST SURREY PARK, PALOS HILLS, IL 60465

(as more fully described on "Exhibit C" attached hereto)

Said loans shall be collectively referred to as "the New Loans"

F. Borrower acknowledges that a condition of Lender making the New Loans that the Borrowers agree that all of "the Pre-existing Loans" of Borrowers and "the New Loans" to be issued in contemplation of this agreement shall continue to be cross-defaulted and cross-collateralized with each every loan made by Borrowers to Lender.

NOW THEREFORE, in consideration of "the New Loans" being made by Lender to Borrowers, Borrowers do hereby covenant and agree:

1. That any default under any other term and/or provision of any one of the Notes, evidencing one of the obligations referred hereinabove as "the Pre-existing Loans", and/or "the New Loans" or under any of the terms and provisions of any mortgage, security agreement or guaranty agreement securing any such obligation or in the terms and provisions of any Loan Agreement or any other loan documentation relating to any such obligations, shall constitute a default under all of the notes evidencing all of said obligations, as well as under all of the mortgages, security agreement(s), and/or guaranty agreement(s) and/or securing any or all of said obligations and any Loan Agreement(s) which govern said obligations, and any such default shall entitle Lender to exercise each and every right available to it under each and every of said documents, including, but not limited to, the right to foreclose against and sell any collateral, whether real or personal, securing any of said obligations as if said collateral secured all of said obligations.
2. That all real estate, as listed in Paragraph B and E above and described on Exhibits A-C inclusive, and any all collateral pledged by Borrowers to Lender

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after the date of this Agreement, shall secure each and every note and obligation of Borrowers.

3. Proceeds of the enforcement of any foreclosure or the exercise of any creditor remedy shall be applied to the payment of Borrowers' total indebtedness in such order as Lender may determine in Lender's sole discretion.
4. The provisions of Paragraph 1 and Paragraph 2 above shall also apply to: a) any and all extensions, renewals, modifications, substitutions, replacements, and changes to the "the Pre-existing Loans" and/or "the New Loans"; and b) Any and all other notes and/or collateral documents executed by the Borrowers to evidence an obligation owing to Lender after the date of this agreement.
5. WAIVER OF TRIAL BY JURY. BORROWERS (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS AGREEMENT THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

Dated: March 16, 2016

BY: MSG
GIUSEPPE CANGELOSI

FNBC BANK AND TRUST F/K/A State Bank of Illinois as Trustee under Trust Agreement dated 9/26/2003 and known as Trust Number 1-1259

BY: T.O.

TRUST OFFICER, This Instrument is executed by FNBC Bank & Trust fka State Bank of Illinois of West Chicago, Illinois, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed here under by FNBC Bank & Trust fka State Bank of Illinois of West Chicago, Illinois are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against FNBC Bank & Trust fka State Bank of Illinois of West Chicago, Illinois by reason of any of the covenants, statements, representations or warranties contained in this instrument.

FNBC BANK AND TRUST

BY: LUKE OOSTERHOUSE ITS: VICE PRESIDENT

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EXHIBIT A

LEGAL DESCRIPTIONS

LOT 3 IN BLOCK 36 IN VILLAGE OF PARK FOREST AREA NO. 3, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 31, 1950 AS DOCUMENT NO. 14940342, IN COOK COUNTY, ILLINOIS.

PIN: 31-36-305-003-0000 (COOK COUNTY)
ADDRESS: 320 NASSAU STREET, PARK FOREST, IL 60466

LOT 288 IN J. E. MERRION'S COUNTRY CLUB HILLS, UNIT NO. 8, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SAID NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-34-100-016-0000 (COOK COUNTY)
ADDRESS: 4756 WEST 75TH PLACE, COUNTRY CLUB HILLS, IL 60478

LOT 1 IN BLOCK 85 IN VILLAGE OF PARK FOREST AREA NO. 4, BEING A SUBDIVISION OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JUNE 25, 1951 AS DOC. 15107640, IN COOK COUNTY, ILLINOIS.

PIN: 31-35-404-001-0000 (COOK COUNTY)
ADDRESS: 317 BLACKHAWK DRIVE, PARK FOREST, IL 60466

LOT 23, IN BLOCK 11, IN WOODHILL'S RIDGEVIEW SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 34 NORTH AND IN RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1961, AS DOCUMENT NO. 929058, IN WILL COUNTY, ILLINOIS.

PIN: 21-14-13-214-023-0000 (WILL COUNTY)
ADDRESS: 514 HICKOK AVENUE, UNIVERSITY PARK, IL 60466

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EXHIBIT B

LEGAL DESCRIPTIONS

LOT 21 IN BLOCK 77 IN VILLAGE OF PARK FOREST AREA NUMBER 8, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 35 TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE ON SEPTEMBER 30, 1953 AS DOCUMENT NUMBER 15733496, IN COOK COUNTY, ILLINOIS.

PIN: 31-35-420-021-0000 (COOK COUNTY)
ADDRESS: 267 SOMONAUK STREET, PARK FOREST, IL 60466

LOT 77 IN RICHTON HILLS, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 (EXCEPT THE NORTH 78 ACRES THEREOF) OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 31-27-404-022-0000 (COOK COUNTY)
ADDRESS: 4204 CLARK DRIVE, RICHTON PARK IL 60471

LOT 591 IN RICHTON HILLS SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 4, 1969 AS DOCUMENT NUMBER 2434295 AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED MARCH 12, 1969 AS DOCUMENT NUMBER 2439592, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED ON MAY 6, 1989, AS DOCUMENT NUMBER 2449349.

PIN: 31-27-304-012-0000 (COOK COUNTY)

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ADDRESS: 4709 SALEM COURT, RICHTON PARK, IL 60471

LOT 21 IN BLOCK 11 IN FLOSSMOOR TERRACE, A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-34-416-007-0000 (COOK COUNTY)

ADDRESS: 18145 RAVISLOE TERRACE, COUNTRY CLUB HILLS, IL 60478

LOT 25 IN BLOCK 10 IN SOUTHDALE SUBDIVISION UNIT NUMBER 1, A SUBDIVISION OF PART OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, LYING NORTH OF SAUK TRAIL ROAD IN COOK COUNTY, ILLINOIS.

PIN: 32-25-205-006-0000 (COOK COUNTY)

ADDRESS: 21615 MERRILL, SAUK VILLAGE, IL 60411

EXHIBIT B

LEGAL DESCRIPTIONS (CONTINUED)

LOT 3 IN BLOCK 36 IN VILLAGE OF PARK FOREST AREA NO. 3, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 31, 1950 AS DOCUMENT NO. 14940342, IN COOK COUNTY, ILLINOIS.

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PIN: 28-34-100-016-0000 (COOK COUNTY)

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ADDRESS: 4756 WEST 75TH PLACE, COUNTRY CLUB HILLS, IL 60478

LOT 1 IN BLOCK 85 IN VILLAGE OF PARK FOREST AREA NO. 4, BEING A SUBDIVISION OF THE EAST ½ OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, JUNE 25, 1951 AS DOC. 15107640, IN COOK COUNTY, ILLINOIS.

PIN: 31-35-404-001-0000 (COOK COUNTY)

ADDRESS: 317 BLACKHAWK DRIVE, PARK FOREST, IL 60466

LOT 23, IN BLOCK 11, IN WOODHILL'S RIDGEVIEW SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 34 NORTH AND IN RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1961, AS DOCUMENT NO. 929058, IN WILL COUNTY, ILLINOIS.

PIN: 21-14-13-214-023-0000 (WILL COUNTY)

ADDRESS: 514 HICKOK AVENUE, UNIVERSITY PARK, IL 60466

LOT 28 IN HEATHERSFIELD WEST UNIT 3, A METRIC SUBDIVISION OF THE SOUTH 335.10 FEET (102.138 METERS) OF THE NORTH 449.10 FEET (152.156 METERS) OF THE NORTH HALF (EXCEPT THE EAST 656.33 FEET (199.688 METERS) THEREOF) OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 23-11-111-054-0000 (COOK COUNTY)

ADDRESS: 8752 WEST SURREY PARK, PALOS HILLS, IL 60465

EXHIBIT C

LEGAL DESCRIPTIONS

LOT 28 IN HEATHERSFIELD WEST UNIT 3, A METRIC SUBDIVISION OF THE SOUTH 335.10 FEET (102.138 METERS) OF THE NORTH 449.10 FEET (152.156 METERS) OF THE NORTH HALF (EXCEPT THE EAST 656.33 FEET (199.688 METERS) THEREOF) OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37

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NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PIN: 23-11-111-054-0000 (COOK COUNTY)

ADDRESS: 8752 WEST SURREY PARK, PALOS HILLS, IL 60465

PREPARED BY AND MAIL TO:

FNBC Bank & Trust
600 East Washington Avenue
West Chicago, IL 60185

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